The Guardian
PROPERTY GUIDE

PENTAL VIEWS ON SPACIOUS LOT

Turn to page 2

LJ Hooker

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The Guardian
PROPERTY GUIDE





PENTAL VIEWS ON SPACIOUS LOT

WITH a wide 31 metres of uninterrupted river frontage, Lot 32 in the new Murray Downs Riverside development has rare rural views to set the scene for a dream home.

The river building setback line is 30 metres, allowing for clear views through to Pental Island over the Murray.

The lot is almost an acre in area, offering plenty of space to build amenities as well as a grand home including several bedrooms, a guest's wing, several living areas including a home theatre, rumpus room, formal and informal dining areas and an alfresco stretching right across the rear of the home to maximise the views.

There is ample room to build a detached pool house as part of your outdoor living area and building to two storeys across the river side, you can double the viewable square metres of rural Australia.

Across the rest of the site there is ample room for improvements such as a large garage or a well-equipped workshop, a pool, a tennis court or two, as well as landscaping areas including lawns, vegie patches and orchards.

A relatively flat block, development can be completed without the need for steps and stairs.

While there is no fixed architectural theme to Riverside, offering liberty in design, and a thoughtful covenant ensuring only quality homes will surround your dream home block as they are developed.

The riverfront lot reaches down to the bank and looks out over the Murray River and onto Pental Island, giving the distinct impression of peace, tranquility and isolation, while only being five minutes from the grocery store.

The development pairs the natural wonder of river living with suburban convenience in Murray Downs and neighbouring Swan Hill.

Intentionally designed for a luxurious lifestyle, every element has been considered with the future homemakers in mind.

The development is serviced by a dual high-pressure water system, so the lot has filtered water from Swan Hill for inside the home, and cheaper lightly-treated raw water to service a lush garden across the whole site.

An underground power network keeps the streetscape clean and clear, and the tree-plantings to come in the near future will truly set an avenue-type neighbourhood much like the adjoining Shearers Rise development.

Less than 300 metres away from the lot, a new double concrete boat ramp opens the Murray River to the burgeoning community on the NSW side of the river at the adjoining Murray Downs Nature Reserve.









HOME **ESSENTIALS**

Address: Lot 32, Riverside Development, Murray Downs Price: Expressions of interest Inspect: By appointment
Contact: John Monahan, 0427 292 965, LJ HOOKER

LJ Hooker

FOR SALE

RIVERSIDE
MURRAY DOWNS

A RARE 3,927M²* RIVERSIDE OPPORTUNITY



PREMIUM RIVERSIDE LIVING

With nearly an acre of premium land and direct river access, this is the first riverside lot ever offered in this development - a rare combination of scale, location and lifestyle.

EXPRESSIONS OF INTEREST CLOSE ON MONDAY NOVEMBER 2

LJ Hooker
John Monahan
0427 292 965







riversidemurraydowns.com.au



LAKESIDE PERIOD CHARM

SET on a traditional quarter-acre block, this charming property at 45 Marraboor Street, Lake Boga combines beautiful period features with practical modern living.

Timber floorboards add warmth and character throughout, while multiple heating and cooling options ensure year-round comfort.

Enjoy the outdoors with welcoming verandahs and a dedicated outdoor entertaining area, perfect for relaxing or entertaining family and friends.

For those needing plenty of storage and workspace, the property offers a large shed with concrete flooring and power, along with a convenient two-car carport.

A character-filled home with plenty to offer, all set on a generous and traditional block.

There is renovation potential to personalise and add value. ●

HOME **ESSENTIALS**

Address: 45 Marraboor Street, Lake Boga Description: 3 bedrooms, 1 bathroom, 2 garage Price: $370,000 Inspect: By appointment
Contact: Cameron Smits, 0436 001 821, Travis Hall, 0448 140 662, RAY WHITE

RayWhite

Elders

'Yarranvale' Tullakool, NSW
Extensive Broadacre Farming Plant & Machinery Clearing Sale

COMMENCING AT 9.30AM, FRIDAY 23RD OCTOBER 2026
SELECTED LOTS INTERFACED WITH AUCTIONSPLUS FROM 12PM
PRE-AUCTION INSPECTION DAYS: 'YARRANVALE' SUNDAY 11TH OCTOBER (10AM - 2PM) AND THURSDAY 22ND OCTOBER (10AM – 2PM).
(PROPERTY SOLD BY ELDERS)

Plant & Equipment listed on APLUS: '23 JD790 4WD Combine Harvester, 715 rotor hrs, 940 eng. hrs w '23 JD740D Draper front Leith bogie/bogie trailer; '14 JD680 4WD Combine Harvester, 2,721 rotor hrs, 3,804 eng. hrs w '14 JD640D Draper front Hamilton Engineering bogie/bogie trailer; '13 Case IH Patriot 4430 Sprayer, 5,097hrs; '11 Kenworth T609 Prime Mover; '14 Western Star W4900 FXT Prime Mover; '05 Kenworth T404 Prime Mover; '18 JD 9520R Scraper Special 4WD Tractor, 6,000hrs; '12 JD 8310R FWA Tractor, 8,360hrs; '18 JD 8295R FWA Tractor, 4,101hrs; '18 JD 8175M FWA Tractor w JD 663R loader, 1,947hrs; '03 JD 6420 FWA Tractor w JD 640 FEL, 5,244hrs; '04 NH TG255 FWA Tractor, 8,897hrs; '96 Ford SLE Powerstar FWA tractor, 8,172hrs w Quike Q56 FEL; '01 NH TM165 FWA Tractor with Challenge 4121 FEL, 8,804hrs; Dunstan 30T dual axle chaser bin; Dunstan 25T dual Axle chaser bin; Dunstan 80T mother bin; Brandt 1070 swing away auger, hyd. shift; Batco 1577 Grain Elevator; Grain Commander 4613 Auger; '10 Hamelex Triaxle alum. Tipping Lead Trailer and '10 Hamelex alum. Triaxle Tipping Trailer; '98 Moore steel Triaxle Tipping Lead Trailer; '02 Moore steel Triaxle Tipping Trailer; '01 Hercules alum. Triaxle Lead Tipping Trailer; '09 Hamelex alum. Triaxle Tipping Trailer; '86 Allison Triaxle dropdeck Low Loader hyd. ramps outriggers; K-Line 2900 Speed Tiller; Ennor 28 Series 92 hyd. fold Tandem Disc; Flexicoil 3450 Seeder & S820 43ft Bar; Flexicoil 1330 Seeder and C820 33 ft Bar; Flexicoil 1720 Seeder & C820 41ft bar; '21 Marshall 812T Spreader; '21 Kuhn Axis 50.2 Lkge Spreader; '01 Mitsubishi Canter 4WD Spray Truck, 121,779km; Kobelco SK200 Excavator; '22 NH Elite Telehandler, 522hrs; '17 NH 4WD FEL Backhoe, 2,131hrs; '64 Cat D6B Dozer; '09 NH BR7070 Round Baler; '10 JD 925D Draper front, Leith single/bogie trailer; '18 Shelbourne RSD28 Stripper front, bogie/bogie axle trailer; Shelbourne RSD24 Stripper front, single/bogie trailer; Farmor 14ft Laser Bucket Front Apron Rear Rippers Bartlett Ball Hitch one owner, Soucy Track System to suit JD Header.

Additional plant and equipment onsite: '80 Mack R600 Prime Mover; '88 G88 Prime Mover w 8m bogie tipper fixed turntable;' 79 Ford Louisville bogie tipper, grain bin & stock crate '82 Lusty Drop Deck Triaxle Trailer; '93 BYRNE 4 deck 40' Triaxle stock trailer; '12 Knuckey SB143 Draper front Quick-Tech-front; '10 Phillips Swathmaster Draper front; Farmor 12m towable hyd. fold grader board; KB 13.6M towable smudger board; Ennor 14 Plate Rice Banker; Yeomans 3PL 5m 15 tine ripper; Ennor 9 tine lkge ripper; Kuhn FC600RG Mower Conditioner hyd. offset 3m cut; Bromar MF36 Multifeeder scales actuators rollover tarp; Proway 8M Towable sheep loading ramp; '24 Can Am Commander 1000R 4x4, 2,700kms winch, towball, tilt tray; '17 Can Am Ranger 800,21,000kms, towball, tilt tray; '16 Kawasaki SWV2 Mule; '98 Suzuki Siera Stockman ute; Redlift Diesel 3.5 T Forklift 295hrs; Toyota Gas 2T Forklift 845hrs; Atlas XAS88 Air Compressor 125hrs; 2 x '17 Can-am 570 4WD, '16 Can-am 650 4WD, Suzuki Eiger 400cc; 1500L Tandem Fuel Trailer; Cobb Court 1700L Tandem Fuel Trailer; Spectraphysics LL50 Precision Laser; Spectraphysic 945L Laserplane; Fulton hyd. 2.5M Grader Blade w rear wheel and so much more.

Terms: Cash, cheque or EFTPOS on day of sale. GST applicable. Buyer registration onsite and Aplus online. Photo ID onsite required. All vehicles currently registered to be sold unregistered. Full descriptions online.

Directions: 'Yarranvale' 208 Miller Road Tullakool NSW. Situated off the Barham-Moulamein Road, 25kms from Barham and 47kms from Moulamein. Signs erected on the day. Catering available.

12908388-MR42-26

Jason Telford 0447 533 313
Matt Horne 0409 355 733

Vendors:
David 0427 539 248
Geoff 0428 539 340

AuctionsPlus

Elders Barham

eldersrealestate.com.au



NEAT AND HOMELY

POSITIONED on a generous 680m² block in a popular and peaceful street, this well-loved home at 10 Burton Street, Swan Hill offers comfort, convenience and easy living.

The home is well-maintained with a warm and homely atmosphere throughout.

Offering three bedrooms, all with built-in robes, there is plenty of practical space for families, first-home buyers, downsizers or investors.

The easy-to-maintain yard and established gardens provide a low-maintenance lifestyle, while the semi-enclosed outdoor entertaining area is perfect for enjoying time with family and friends.

Complete with a built-in barbecue, it is suited to year-round entertaining.

A garage and storage shed provides valuable additional space for the car, tools, hobbies or general storage.

The racecourse is close by and the hospital, shops, schools and churches all within easy walking distance. ●

RayWhite

HOME **ESSENTIALS**

Address: 10 Burton Street, Swan Hill Description: 3 bedrooms, 1 bathroom, 1 garage
Price: $465,000 Inspect: 11-11.30am Saturday, 17 October
Contact: Travis Hall, 0448 140 662, Cameron Smits, 0436 001 821, RAY WHITE



JUST LISTED

3 1 3 46.89 Hec

55 Steicke Road, Beverford

Set on approximately 46 hectares, this beautifully renovated three bedroom weatherboard home delivers modern comfort with genuine country charm. Updated throughout with new wiring, plumbing, flooring, paint and double-glazed windows, it features a spacious kitchen with butler's pantry, mudroom and large outdoor deck. A powered multi bay shed, 47,000L rainwater storage and extensive irrigation add practicality, while the Murray River and Beverford boat ramp are just minutes away.

Sale
$840,000

View
Fri-16-Oct-2026
5:30pm to 6:00pm

Travis Hall
0448 140 662
travis.hall@raywhite.com

Cameron Smits
0436 001 821
cameron.smits@raywhite.com

We bring the whole team

raywhiteswanhill.com



JUST LISTED

4 2 2 1011

71 Werril Street, Swan Hill

Elevated, stylish and designed for easy living, this beautifully presented four bedroom, two bathroom home combines modern comfort with impressive entertaining. Light filled interiors feature a contemporary palette, stone benchtops and quality cabinetry. Enjoy ducted reverse cycle heating and cooling, split systems and a wood heater. Outside, a large undercover entertaining area overlooks the heated pool and private enclosed yard. A 13kW solar system, automatic sprinklers and double garage complete this impressive family home.

Sale
$995,000

View
Sat-17-Oct-2026
10:00am to 10:30am

Travis Hall
0448 140 662
travis.hall@raywhite.com

Cameron Smits
0436 001 821
cameron.smits@raywhite.com

We bring the whole team

raywhiteswanhill.com



PRIME SOUTHVIEW ESTATE LOCATION

SITUATED in the peaceful and family-friendly Southview Estate, this generous 679sqm block at 17 Bronte Court offers the perfect canvas for your new home.

Titled and ready to build on, this block is nestled in a quiet court just off Yana Street – an ideal location for families, first-home buyers, or savvy investors.

With a wide frontage and ample space for a modern residence, the possibilities are endless.

Enjoy the convenience of being within walking distance to Ken Harrison Reserve, Swan Hill Specialist School, Swan Hill Primary School, and a range of other local amenities including shops, parks, and sporting facilities. ●

HOME **ESSENTIALS**

Address: 17 Bronte Court, Swan HIll Price: $175,000
Description: 679sqm land Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



A SMART INVESTMENT

POSITIONED on an approx. 624m² block, this well-presented three-bedroom, two-bathroom home at 1 Dowling Court, Swan Hill offers an opportunity for investors or those looking for a comfortable property with the hard work already completed.

Recently painted and featuring new flooring throughout, the home is fresh, modern and ready to enjoy or lease.

The all-electric kitchen and split system heating and cooling add to the practical appeal, while the spacious block provides plenty of room outdoors.

Previously rented for $460 per week, this property offers a rental yield of more than 6.6 per cent and presents a great opportunity to secure a low-maintenance investment without the need for immediate improvements.

Currently vacant, the property offers the flexibility of moving in to enjoy or leasing out and choosing a tenant.

Additional benefits include a new front fence, generous yard space, secure front and back yards, a court setting and close proximity to a local park. ●

HOME **ESSENTIALS**

Address: 1 Dowling Court, Swan Hill Price: $329,000
Description: 3 bedrooms, 2 bathrooms Inspect: 1-1.30pm Saturday, 17 October
Contact: Travis Hall, 0448 140 662, RAY WHITE



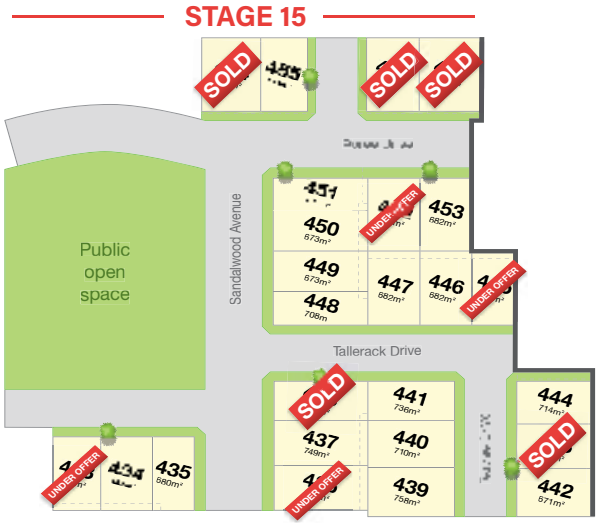
You'll love life at Tower Hill

Stage 15 release – Now with titles!

For more information visit website or scan QR code

SWAN HILL Rural City Council

STAGE 15



STAGE 15		
433	650	$184,000
434	684	$185,000
435	680	$186,500
436	749	UNDER OFFER
437	749	$194,000
438	807	SOLD
439	758	$196,000
440	710	$191,000
441	736	$194,000
442	671	$189,000
443	612	SOLD
444	714	$192,000
445	595	$183,500
446	682	$185,000
447	682	$185,000
448	708	$196,000
449	673	$194,000
450	673	$196,000
451	708	$197,000
452	682	$185,000
453	682	$185,000
454	770	SOLD
455	715	$197,000
456	797	SOLD
457	833	SOLD

towerhill.swanhill.vic.gov.au

T2898603-MA36-26



SPACE TO UNWIND

NESTLED in a peaceful setting on the outskirts of Nyah, 16 Hayes Hill Road presents an opportunity to embrace the relaxed country lifestyle while enjoying the comfort and space of a well-appointed family home.

This spacious four-bedroom home features a generous primary bedroom, while three additional bedrooms meet the needs of a family.

The fourth bedroom offers flexibility as a guest room, children's bedroom, home office or hobby space, adapting to lifestyle needs.

Multiple living areas create the environment for everyday family life, entertaining friends or simply unwinding in comfort.

The low-maintenance and established gardens provide lush surroundings with minimal upkeep.

The generous allotment provides plenty of space for children and pets to roam, and additional vehicle parking.

Plenty of shedding positioned at the rear of the property offers secure storage and an ideal workspace for tradies, hobbyists or those with extra equipment.

Located just moments from the Murray River, local sporting facilities, general store and the welcoming amenities of Nyah, this property combines rural tranquillity with everyday convenience.

Swan Hill is only a short drive away, providing easy access to major shopping, medical services, schools and entertainment. ●

HOME **ESSENTIALS**

Address: 16 Hayes Hill Road, Nyah Price: $425,000
Description: 4 bedrooms, 1 bathrooms, 2 garage Inspect: By appointment
Contact: Tracey Smith, 0438 078 852, RAY WHITE



678m2

Prime Central Homesite

67 McCrae Street, Swan Hill, Vic

- Superbly located in central Swan Hill between Gummow Street and Chisholm Street close to medical centres, St. Mary's MacKillop College and Coles Supermarket
- Approximately 678m2 of desirable red sandy loam with a preferred northerly aspect and fenced on three boundaries
- A clean and level premium building block perfect for your new home project or a bespoke residential development (STCA) with no restrictive covenants
- Major services available
- A rare opportunity to secure a vacant central homesite

Price: $395,000



Agent Darren Scarce
M 0419 354 061
dscarce@brcagents.com.au



232m2

Cosmopolitan Living

12 & 14 Tower Avenue, Swan Hill, Vic

- A big opportunity with a small, low maintenance footprint to design and build a contemporary two-storey home to suit your relaxed lifestyle with minimal garden upkeep and maximum downtime to travel and explore
- Superbly located a very short stroll to Barry Steggall Park – 15 hectares incorporating generous grassy open spaces with shade trees, Tower Hill Playground, picnic and barbecue facilities, walking and cycling paths and a large lake and boardwalk
- 232m2 of level land with rear access and ease of entry off Pine Lane for a double garage
- All services available
- A choice of two vacant lots available – both 232m2 - for you to design and build the architectural home of your dreams and live the life you crave for

Price: Price: $130,000 each allotment



Agent Darren Scarce
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dscarce@brcagents.com.au



3 1 2 751m2

Home Sweet Home

16 Foster Street, Swan Hill, Vic

- Some properties feel "like home" the moment you enter. This is a perfect example
- Ideally located at the end of a court next to Sharam Park with its lush green lawns and shade trees, the perfect space to let your children or grandchildren play [illegible] their hearts are content
- The beautifully presented and maintained brick ve[illegible]ntry, U-shaped living room, dining and kitche[illegible] robes) with direct access to the large bath[illegible] functional laundry
- Living is easy with d[illegible] gas heating and a ceiling fan in the living an[illegible]
- Step[illegible]er outdoor living area overlooking the manicured rear garde[illegible]
- Single [illegible]port, a lock-up single garage with power and concrete floor with additional storage at the rear and a garden shed
- Established, neat gardens and lawn areas with fully automated watering systems
- For those starting out or those winding down

UNDER OFFER

Price: $495,000



Agent Darren Scarce
M 0419 354 061
dscarce@brcagents.com.au



3 2 3 .81 Ha

Lifestyle and Location

4805 Murray Valley Highway, Castle Donnington, Vic

- First time offered since 1985, the property has been beautifully maintained and presented and is an absolute credit to the owners
- A special rural lifestyle property on approximately two acres ideally located 10km south of Swan Hill and 6km from Lake Boga
- Set in superb garden surrounds, the 1970's style brick veneer home features raked ceilings in the two living zones, an upgraded and stylish kitchen, bathroom, ensuite and laundry and every room boasts a glorious garden view
- The spacious floorplan includes a wide formal entry, living and formal dining area, family room, kitchen and casual dining area, three bedrooms with a very large master retreat which features a walk-in robe and ensuite, a large study and modern laundry and lots of practical built-in storage
- Live in comfort all year round with ducted split system RCAC, ducted evaporative cooling and cosy wood heating with the benefit of a 6.6kw solar system
- A vine-covered outdoor area at the rear is the perfect place to relax and unwind overlooking a manicured garden with extensive paving and ornate iron gates
- Single garage and additional double garage and workshed both with concrete and power
- Connected to filtered town water plus one megalitre of GMW water included
- The best of both worlds

Price: $885,000
Inspection by appointment



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brcswanhill.nutrienharcourts.com.au

12909660-GS42-26

COMFORT AND POTENTIAL



OFFERING comfortable living with plenty of scope for future enhancement, this two-bedroom residence at 15 Mulbar Street, Swan Hill presents an opportunity for first home buyers, investors or those looking to make their mark over time.

Set on a generous 589sqm (approx.) allotment, the home provides a practical layout complemented by a spacious backyard and valuable shedding.

The living room provides a welcoming space to relax, complete with a gas heater, while the adjoining dining area connects through to the separate kitchen.

Offering built-in storage, the kitchen is equipped with an electric oven and cooktop, with scope to update to your own taste over time.

Evaporative cooling provides additional comfort throughout the warmer months.

Two well-proportioned bedrooms are positioned for practicality, with the main bedroom featuring a built-in robe.

The bathroom incorporates a shower, vanity and toilet, while the separate laundry provides direct access to the rear yard.

The generous backyard provides plenty of usable space with scope to further enhance the surrounds, and both a substantial shed and additional garden shed offer valuable storage.

Its convenient location is near Swan Hill North Shopping Centre, Swan Hill North Primary School and Swan Hill College, while also within walking distance of the main street, placing everyday amenities, schooling and the heart of town within easy reach.

Currently leased on a month-to-month tenancy, the property also presents an appealing option for investors seeking an established rental return, while offering flexibility for future plans. ●

HOME **ESSENTIALS**

Address: 15 Mulbar Street, Swan Hill Description: 2 bedrooms, 1 bathroom, 1 garage Price: $325,000 Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY



HOME **FOCUS**



MODERN FAMILY RETREAT

IN one of Swan Hill's most sought-after neighbourhoods, this striking residence at 17 Hakea Street, Swan Hill brings together custom design and contemporary family luxury.

Sitting proudly on its corner allotment, the home's commanding façade opens to a beautifully considered single-level layout where natural light and quality finishes feature throughout.

Engineered timber floors are laid through a generous open-plan living and dining zone, anchored by a chef's kitchen with walk-in pantry, expansive island bench, Fisher & Paykel dishwasher, induction cooktop and dual wall ovens.

Entertain with ease thanks to extended bench space with built-in bar and Caesarstone tops, while sliding doors connect seamlessly to a covered alfresco that overlooks the rear yard.

A second lounge provides space for quieter gatherings or family movie nights, while five bedrooms are arranged in their own private wing. The primary suite presents with a stylish ensuite and built-in robes, while a family bathroom custom-designed with accessibility in mind, together with a separate powder room and a practical laundry with internal garage access, ensure both comfort and convenience for the whole family.

Comfort is assured with a 16kw Daikin zoned ducted system and plantation shutters, while outside, a powered 3x6m shed offers additional storage or workshop potential.

Delivering a low-maintenance lifestyle in a premium setting, the home is only a short distance from SuniTAFE, Barry Steggall Park and Swan Hill's key amenities. ●

HOME **ESSENTIALS**

Address: 17 Hakea Street, Swan Hill Price: $850,000
Description: 5 bedrooms, study, 2 bathrooms, 1 garage Inspect: By appointment
Contact: Charlotte Broad, 0411 207 321, BROAD REALTY

23 Donnington Street, **SWAN HILL**





FOR SALE $470,000

4 BED | 2 BATH | 2 CAR

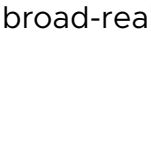
Offering generous proportions, a versatile floorplan and plenty of outdoor appeal, this inviting four-bedroom residence presents a wonderful opportunity for families, first home buyers or investors alike. Positioned on a 655sqm (approx.) allotment, the home combines comfortable everyday living with the flexibility to make it your own over time. At the heart of the home is an impressively spacious living room.

OPEN FOR INSPECTION
Saturday, 17th October from 10 - 10:30am

Scan to find out more information!



Charlotte Broad
0411 207 321
DIRECTOR & LICENSED ESTATE AGENT
charlotte@broad-realty.com.au



Lilliana Goudie
0439 229 869
SALES ASSOCIATE
lilliana@broad-realty.com.au

3/83 Splatt Street, **SWAN HILL**





FOR SALE $420,000

2 BED | 1 BATH | 1 CAR

Enjoy the convenience of a central Swan Hill location with this low-maintenance two-bedroom unit, ideally positioned within easy walking distance to the shops and town centre. Offering comfortable living, practical spaces and a manageable 186sqm (approx.) allotment, it presents an appealing option for downsizers, investors or those seeking an easy-care lifestyle close to everyday amenities.

OPEN FOR INSPECTION
Saturday, 17th October from 10 - 10:30am

Scan to find out more information!

BROAD REALTY

108 Little Murray Weir Road, **CASTLE DONNINGTON**





$935,000

4 BED | 2 BATH | 6 CAR

Set amongst beautifully established gardens and expansive greenery, this picturesque lifestyle property offers an exceptional sense of privacy and tranquillity, all within easy reach of Swan Hill. Spanning 17.29 acres (approx.), the setting provides an idyllic escape from the everyday, with space to enjoy the outdoors and embrace a relaxed country lifestyle.

The beautifully presented four-bedroom residence combines modern comforts with a welcoming atmosphere. A spacious living area enjoys lovely garden views and the warmth of a woodfire, while the adjoining kitchen and dining space features contemporary cabinetry, an island bench, gas cooking, electric oven and dishwasher. All four bedrooms include built-in robes, with the master complemented by a private ensuite, while the family bathroom features a freestanding bath and separate shower.

BROAD REALTY

OPEN FOR INSPECTION
Saturday, 17th October from 12 - 12:30pm

Scan to find out more information!

broad-realty.com.au



Charlotte Broad | 0411 207 321
DIRECTOR & LICENSED ESTATE AGENT
charlotte@broad-realty.com.au



Lilliana Goudie | 0439 229 869
SALES ASSOCIATE
lilliana@broad-realty.com.au



HILLSIDE LAKE ALLOTMENT

THE lifestyle opportunity at the 2183m² allotment 70 Hayes Road, Lake Boga in the Haven development boasts an elevated hillside position with panoramic views across the lake, providing an idyllic setting to build a dream home.

Haven has been carefully designed to complement its natural surroundings, with parklands, the nearby boat ramp and open green spaces making it easy to enjoy everything Lake Boga has to offer, from water sports to quiet walks by the shore.

GRAEME HAYES REAL ESTATE

HOME **ESSENTIALS**

Address: 70 Hayes Road, Lake Boga Price: $399,000
Description: 2183m² land Inspect: By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES



RIVER LIFESTYLE

POSITIONED in Federal Square Estate, this 562m² allotment presents an opportunity to build in a sought-after Swan Hill neighbourhood.

Just a short stroll from the Murray River, scenic wetlands and the Swan Hill CBD, the property offers a balance of natural surrounds and everyday convenience.

Boasting a frontage of almost 21 metres, the block offers design flexibility, allowing the possibility to create a home that maximises space, sunlight and outlook.

GRAEME HAYES REAL ESTATE

HOME **ESSENTIALS**

Address: 3 Palaroo Street, Swan Hill Price: $225,000
Description: 562m² land Inspect: By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

HOME **FOCUS**

LAKESIDE LIVING

BUILD a dream home or holiday retreat in one of Lake Boga's most sought-after locations at 451 Lakeside Drive.

Set on approximately 1,294m², this block offers plenty of space to establish adream home, holiday getaway or simply secure a slice of Lake Boga for weekends and holidays.

With power and water already connected, much of the groundwork is already taken care of, making this block ready to start future planning.

This property offers plenty of potential to build a permanent home, create a relaxed holiday escape or secure a sizeable block in a popular lakeside location.

Opportunities to secure vacant land this close to beautiful Lake Boga are becoming increasingly rare, and 451 Lakeside Drive presents an exciting chance to create something truly customised.



GRAEME HAYES REAL ESTATE

HOME **ESSENTIALS**

Address: 451 Lakeside Drive, Lake Boga Description: 1294m² land Price: $395,000 Inspect: By appointment
Contact: Michael Klomp, 0419 203 908, GRAEME HAYES

GRAEME HAYES REAL ESTATE

34 McCallum St







3620 Murray Valley Hwy WOOD WOOD 3 1.5 2

RURAL LIFESTYLE LIVING WITH CHARACTER & SPACE

Set amongst established gardens and open paddocks, 3620 Murray Valley Highway offers an appealing rural lifestyle on approximately 9 acres, combining a spacious three-bedroom home with useful shedding, established grounds and an extensive water setup.

- Approximately 9 acres (Three paddocks)
- Established gardens and lawn areas
- River water pumped to the home and gardens plus two rainwater tanks
- Two split systems and ducted evaporative cooling
- Powered workshop with concrete floor
- High ceilings and a comfortable layout

For Sale: $500,000
Inspect By Appointment

Michael Klomp
0419 203 908







6 Donnington St SWAN HILL 3 1.5 2

COMFORTABLE LIVING IN A CONVENIENT LOCATION

Positioned in a quiet street and just a short walk from the Gray Street shops, this well-presented home offers an ideal combination of comfort, convenience and easy-care living.

- Three bedrooms, all with built-in robes
- Central bathroom plus a second shower and separate toilet
- Electric cooking and dishwasher
- Split-system heating and cooling throughout
- Covered alfresco area for year-round entertaining
- Spacious and secure low-maintenance yard

For sale: $550,000
Inspection Saturday
11:00 - 11:30am

Michael Klomp
0419 203 908







8 Domaille Cres SWAN HILL 3 1 2

ORIGINAL CHARM, WORKSHOP & PLENTY OF POTENTIAL

Positioned in an established pocket of Swan Hill, 8 Domaille Crescent presents an excellent opportunity for first home buyers, investors or renovators looking to secure an affordable three-bedroom home with plenty of scope to add value.

- Three bedrooms
- Central bathroom with shower, bath and vanity
- Original kitchen with gas freestanding oven and stove
- Split system heating and cooling
- Approx. 6m x 6m workshop with concrete floor
- Established lawns and gardens within well-fenced yard

For Sale: $315,000

Michael Klomp
0419 203 908







70 Rutherford St SWAN HILL 3 1 2

COMFORT, SPACE & CONVENIENCE IN A GREAT LOCATION

A home offering the perfect combination of comfort, space and convenience. Whether you're looking to expand your investment portfolio or secure a quality home for the future, this property is sure to impress.

- Three spacious bedrooms with built-in robes
- Renovated open-plan kitchen and living area
- Central bathroom with separate shower and bath
- Cosy fireplace
- Large backyard with shed and plenty of space
- Currently leased at $375 per week

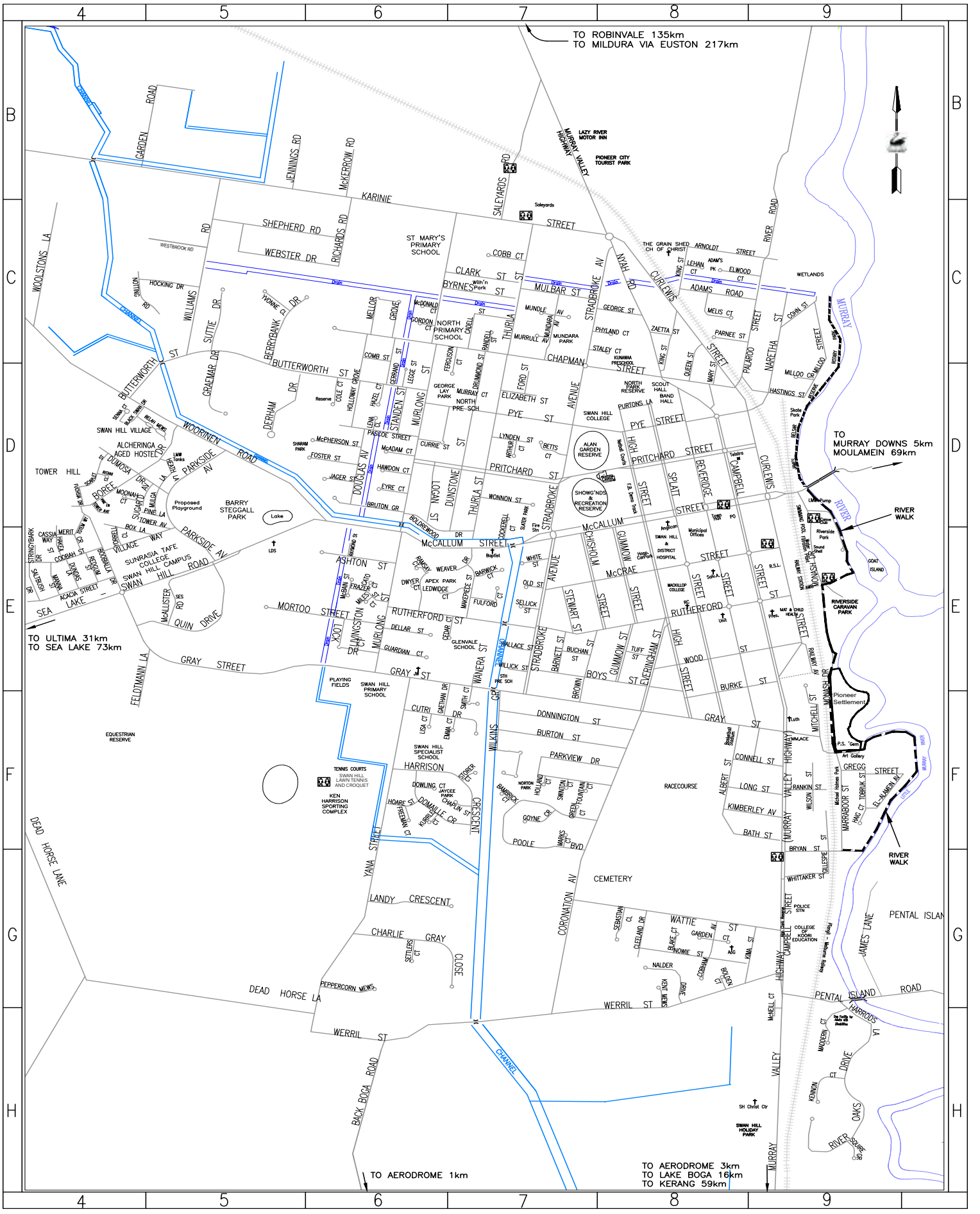
For Sale: $395,000
Inspection Saturday
10:00 - 10:30am

Michael Klomp
0419 203 908

12909939-GS42-26

www.ghrealestate.com.au **Ph: (03) 4016 2005**

LIST YOUR **PROPERTY**



List your property now, and reap the financial rewards!

Buy, sell or rent... the options are endless

Contact one of your local agents today!

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www.kbprop.com.au

SWAN HILL MAP INDEX

Name	Map Ref
Acacia St	E4
Adams Rd	C8
Albert St	F8
Arnoldt St	C8
Arthur Ct	D7
Ashton St	E6
Bambrick Ct	F7
Barnett St	E7
Barwick Ct	E7
Bath St	F9
Belah Mews (Swan Hill Village)	D4
Berrybank Dr	C5
Betts Ct	D7
Beveridge St	D8
Black Swan Drive (Swan Hill Village)	D4
Blake Ct	G8
Bolden Ct	G8
Boldrewood Dr	E6
Boobialla Dr	E4
Boree Dr	D4
Boys St	E8
Box La	E4
Brown St	F7
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Bryan St	G9
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Burton St	F7
Butterworth St	D6
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Cobb Ct	C7
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Dumosa Dr	D4
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